094.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	869,700 / 869,700
					USE VALUE:	869,700 / 869,700
					ASSESSED:	869,700 / 869,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRUNEAU RICHARD A & EDA G
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	12 EDMUND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PRUNEAU RICHARD A & EDA G -
Owner 2:	-
Street 1:	12 EDMUND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Aluminum Exterior and 2295 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4696.000	477,100		392,600	869,700
Total Card	0.108	477,100		392,600	869,700
Total Parcel	0.108	477,100		392,600	869,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.95 | /Parcel: 378.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61382

GIS Ref

GIS Ref

Insp Date 08/16/18

!7711!

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	477,100	0	4,696.	392,600	869,700		Year end	12/23/2021
2021	104	FV	455,500	0	4,696.	392,600	848,100		Year End Roll	12/10/2020
2020	104	FV	455,400	0	4,696.	392,600	848,000	848,000	Year End Roll	12/18/2019
2019	104	FV	353,300	0	4,696.	398,200	751,500	751,500	Year End Roll	1/3/2019
2018	104	FV	353,300	0	4,696.	297,300	650,600	650,600	Year End Roll	12/20/2017
2017	104	FV	331,400	0	4,696.	269,200	600,600	600,600	Year End Roll	1/3/2017
2016	104	FV	331,400	0	4,696.	258,000	589,400	589,400	Year End	1/4/2016
2015	104	FV	295,400	0	4,696.	218,700	514,100	514,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:02:45

LAST REV

Date	Time
08/30/18	18:44:53
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7711

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRUNEAU RICHARD	31318-87		4/18/2000	Family	99	No	No	4	
PRUNEAU RICHARD	24326-202		3/4/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	61382
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	MEAS&NOTICE	BS	Barbara S
12/2/2008	Meas/Inspect	372	PATRIOT
3/8/2000	Inspected	276	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	197	PATRIOT
8/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4696		Sq. Ft.	Site		0	70.	1.19	5									392,617						392,600	

Total AC/HA:	0.10781	Total SF/SM:	4696	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	392,617	Spl Credit		Total:	392,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10751629
Const Adj.:	1.00489950
Adj $ / SQ:	200.330
Other Features:	108800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648203
Depreciation:	171126
Depreciated Total:	477078

COMMENTS

PDAS OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

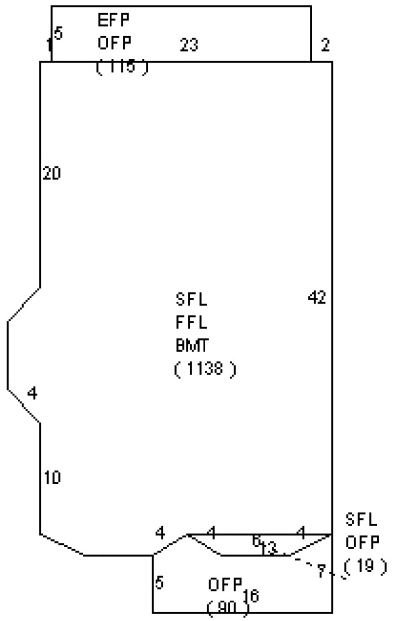
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	200.33
Special Features:	0	Val/Su Net:	126.48
Final Total:	477100	Val/Su SzAd	207.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,157	200.330	231,781
BMT	Basement	1,138	60.100	68,393
FFL	First Floor	1,138	200.330	227,975
OFP	Open Porch	224	23.980	5,372
EFP	Enclos Porch	115	51.150	5,882

Net Sketched Area:	3,772			Total:	539,403
Size Ad	2295	Gross Area	3772	FinArea	2295

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

094.0-0002-0018.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	